



**CITY OF ALAMO HEIGHTS  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516**

**Board of Adjustment Meeting  
Wednesday, March 2, 2022 – 5:30 P.M.**

Take notice that a regular meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, March 2, 2022, at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing is +1 346-248-7799 Meeting ID 893 9488 9735. If you would like to speak on a particular item, when the item is considered, press \*9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

**Case No. 2352 – 302 Alta**

Application of Luis Velez, owner, requesting the following variance(s) in order to install a new generator at the property located at 302 Alta, zoned SF-B:

1. The proposed generator is in front of the main structure instead of to the side or rear as required per Section 3-81 and
2. The proposed generator exceeds the minimum 3ft side yard setback required per Section 3-82 of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

November 16, 2021

Regarding: Covering the Generator at 302 Alta Avenue

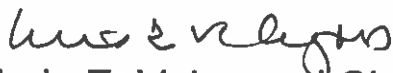
To Whom it may concern:

We plan to build a small fence around the generator around 40 inches tall. We will then plant fast-growing foliage to cover the fence. We will ensure that the concrete slab is not visible. Lastly, we will plant fast-growing privacy shrubs that will completely shield the generator from sight when viewed from the street and our neighbor's house (Merritt Swenson at 312 Alta Avenue). The ground around the slab already has Asian Jasmine as ground cover.

A professional landscaper is will help us with this project in order to make the generator blend with the surrounding landscape. Our goal is to ensure that the generator will not be seen from the street.

Thank you for your time and consideration.

Sincerely,



Luis E. Velez and Christine L. Gear

302 Alta Avenue

San Antonio, Texas

78209















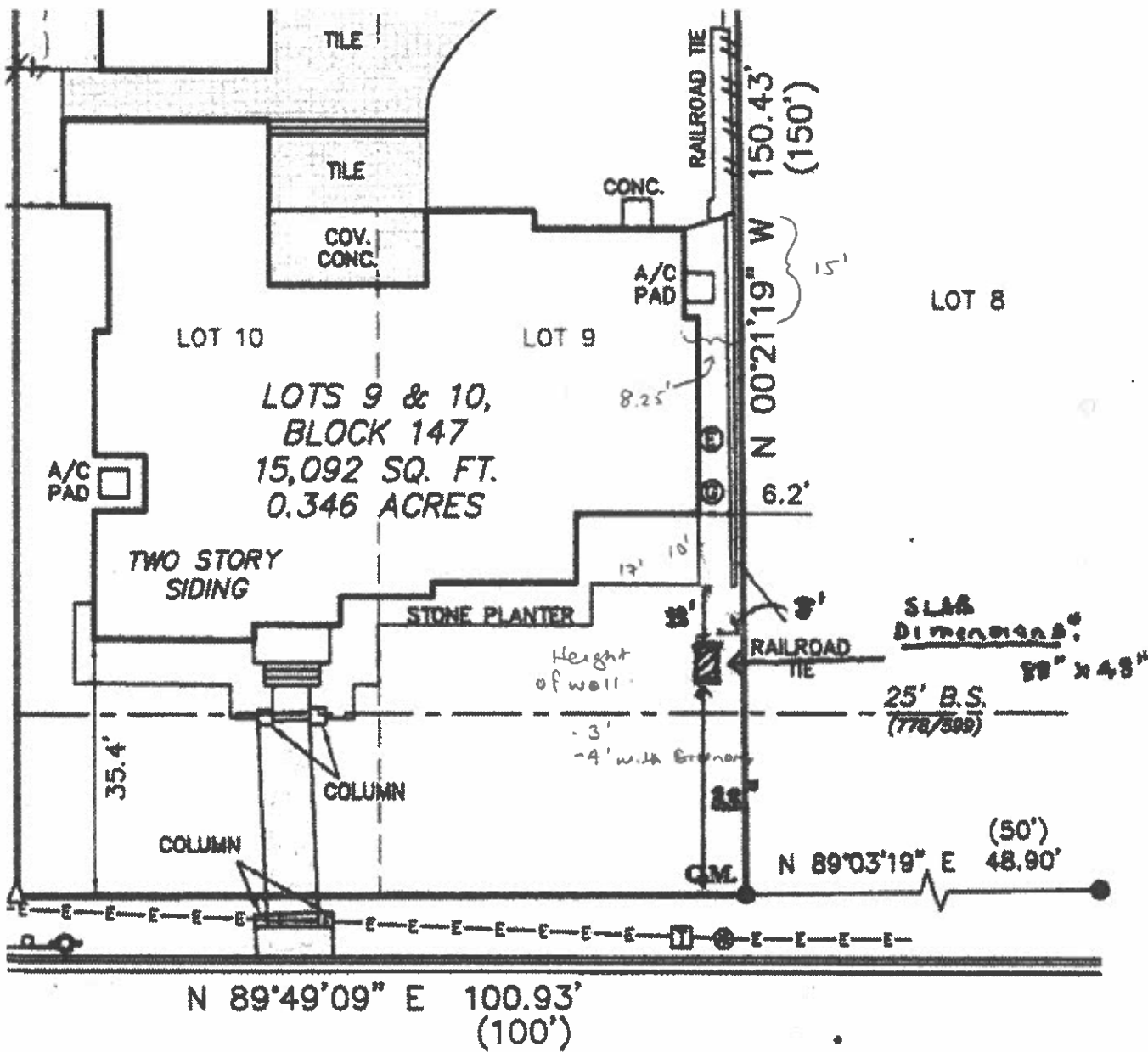












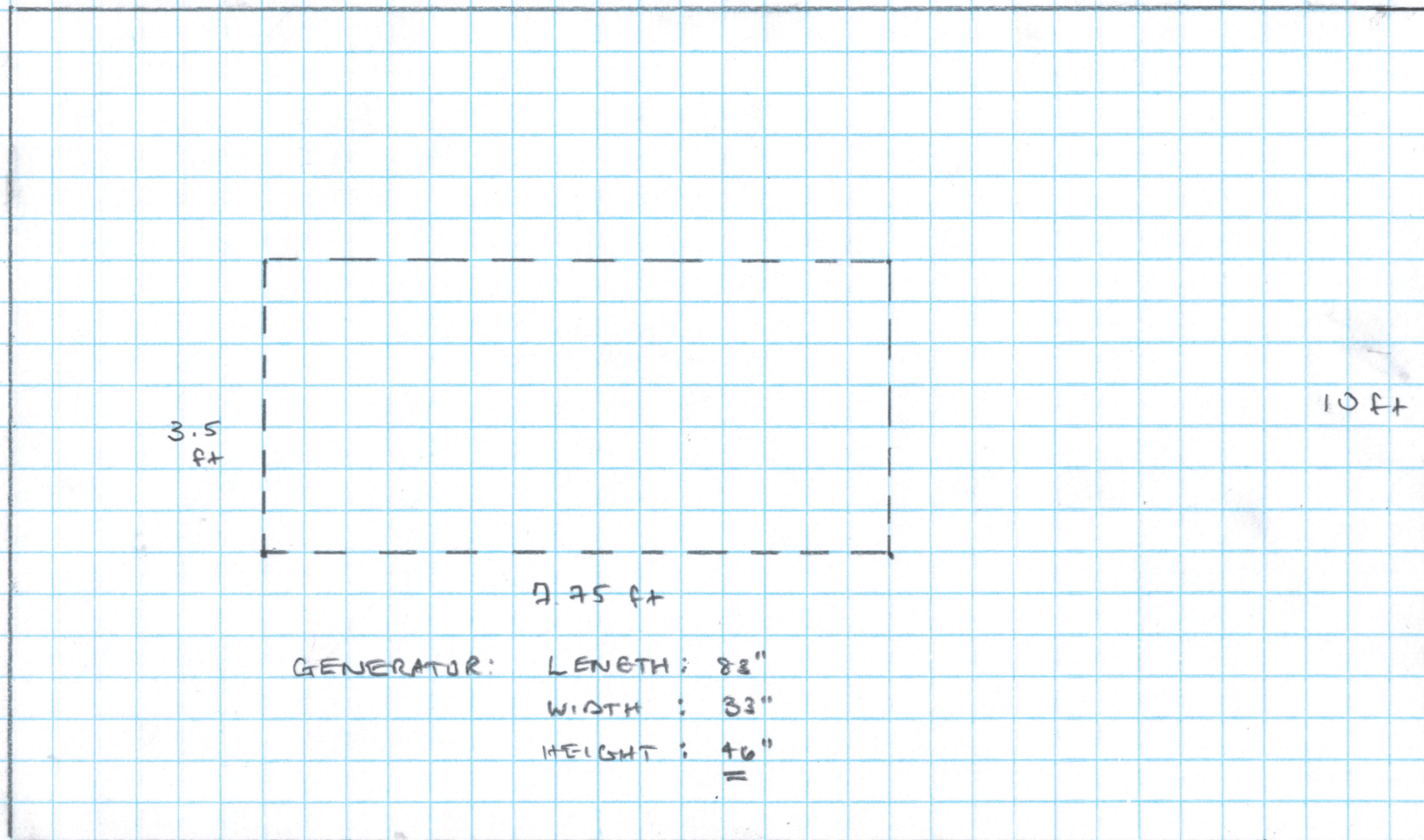
## ALTA AVENUE

VE COVENANTS, EASEMENTS, AGREEMENTS,  
 LLOWS: VOLUME 105, PAGE 178 AND  
 RECORDS: VOLUME 478, PAGE 385,  
 2, PAGE 510, DEED RECORDS, BEXAR

THIS SURVEY IS  
 ACKNOWLEDGED AND  
 IS ACCEPTED:

ABILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
 EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
 is Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405C, which is Dated 09/29/2010. By zoning from that FIRM, it  
 y be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
 ormination set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
 tions of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
<http://www.fema.gov/index.shtml>.

Property Address:  
 302 ALTA AVENUE  
 Downtown Association.



WALL HEIGHT: 36"

17 ft

WALL HEIGHT + VEGETATION: 48"  
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